

TARGHEE, INC.

ENVIRONMENTAL CONSULTING

F
SCAN

January 17, 2005

Mr. Carl Duarte
Circe Properties, LLC
18516 Pioneer Boulevard, Suite 201
Artesia, California 90701

Re: Quarterly Groundwater Monitoring Report
December 2004
18529 Pioneer Boulevard
Artesia, California 90701
File No. R-40362

Dear Mr. Duarte:

Targhee, Incorporated is pleased to provide you with the following Quarterly Groundwater Monitoring Report - December 2004.

Targhee appreciates this opportunity to be of service and looks forward to working with you again.

Sincerely,

Debra Bechtold

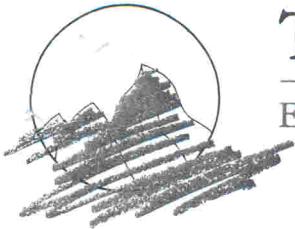
Debra Bechtold
Registered Environmental Assessor II
No. 20172

Able Shiang
Able Shiang, P.E.



enclosure

cc: Mr. Noman Chowdhury
California Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013



TARGHEE, INC.

ENVIRONMENTAL CONSULTING

January 17, 2005

Mr. Noman Chowdhury
California Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

Re: Quarterly Groundwater Monitoring Report
December 2005
18529 Pioneer Boulevard
Artesia, California 90701
File No. R-40362

Dear Mr. Chowdhury:

On behalf of Circle Properties, LLC, Targhee, Incorporated is pleased to provide you with the following Quarterly Groundwater Monitoring Report pursuant to your correspondence dated February 25, 2004.

Please contact Debra Bechtold if you have any questions or comments regarding this report.

Sincerely,

Debra Bechtold
Debra Bechtold
Registered Environmental Assessor II
No. 20172

Able Shiang
Able Shiang, P.E.

enclosure



QUARTERLY GROUNDWATER MONITORING REPORT
DECEMBER 2004

FORMER GASOLINE SERVICE STATION
18529 Pioneer Boulevard
Artesia, California 90701
File No. R-40362

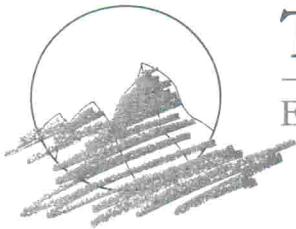
January 17, 2005

Submitted by:

Targhee, Incorporated
110 Pine Avenue, Suite 925
Long Beach, California 90802
(562) 435-8080
www.targheeinc.com

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
SITE INFORMATION	1
BACKGROUND	1
GROUNDWATER SAMPLING	1
HYDROGEOLOGY	2
GROUNDWATER ANALYTICAL RESULTS	3
WASTE DISPOSAL	4
DISCUSSION OF RESULTS	4
CONCLUSIONS AND RECOMMENDATIONS	5
<hr/>	
Site Plot Plan	Attachment A
Well Sampling Data Logs	Attachment B
Groundwater Conditions	Attachment C
Groundwater Laboratory Analysis	Attachment D
Isoconcentration Maps (Gasoline & Benzene) . .	Attachment E
Non-Hazardous Waste Manifests	Attachment F



TARGHEE, INC.

ENVIRONMENTAL CONSULTING

QUARTERLY GROUNDWATER MONITORING REPORT DECEMBER 2004

18529 Pioneer Boulevard
Artesia, California 90701
File No. R-40362

INTRODUCTION

This report details Targhee, Incorporated's activities and findings with respect to the property located at 18529 Pioneer Boulevard, Artesia, California 90701 (Attachment A - Site Plot Plan).

SITE INFORMATION

The southeast corner of this property was formerly occupied by a gasoline service station. The subject site, in conjunction with adjacent properties, is currently being redeveloped as a multi-story retail center.

BACKGROUND

Targhee conducted a soil and groundwater investigation in July 2003 following the discovery and removal of petroleum hydrocarbon-impacted soil in the vicinity of a former dispenser island near the southeast corner of the subject site. The results of this investigation were provided to the California Regional Water Quality Board, Los Angeles Region ("CRWQCB") in Targhee's Underground Storage Tank Investigation Report for the Former Gasoline Service Station at 18529 Pioneer Boulevard, Artesia, California 90701, dated July 30, 2003. Please refer to this report for additional background information.

GROUNDWATER SAMPLING

Groundwater samples were obtained from each of the three wells on December 6, 2004. During the purging of each well, measurements of pH, temperature, conductance and turbidity were obtained. Copies of the well sampling data logs are provided as Attachment B.

Once the measurements stabilized to within 10% of the previous readings over a groundwater withdrawal period of three-to-five well volumes, the groundwater samples were collected. Each groundwater sample was obtained using a dedicated disposable PVC bailer. The groundwater samples were collected into sample containers

GROUNDWATER MONITORING REPORT-DECEMBER 2004

18529 Pioneer Boulevard
Artesia, California 90701
January 17, 2005
Page 2

appropriate for the analytical methods requested. The samples were immediately transferred to an iced cooler. Standard sample handling procedures and chain-of-custody documentation were maintained on all groundwater samples.

HYDROGEOLOGY

The subsurface soils at the site were determined from the July 2003 investigation and the current groundwater investigation. Three lithologic units can be characterized within the uppermost 27 feet of the subsurface, and they are described below.

The uppermost unit consists of a somewhat variable mixture of sand, sand with silt, and silty sand horizons. The unit appears to be generally massive, and bedding structures are vague. This unit extends to a depth of about 12 to 17 feet bgs. The sands are brown to olive brown in color above the groundwater table, and change to dark gray to dark grayish brown below the groundwater table.

The uppermost sand unit grades downward into a silty sand unit. This unit is characterized by a dark grayish brown to dark olive brown silty sand containing as much as 40% fine silt and clay. This unit extends from beneath the sand unit to a depth of about 23 feet bgs. The silty sand, which is present below the groundwater table, does not appear to be strongly impacted by hydrocarbons.

An olive brown silty clay underlies the silty sand unit at a depth of about 23 feet bgs. This unit extends to a known depth of about 27 feet bgs at the site. The silty clay appears to act as a confining layer at the base of the groundwater table at the site.

In summary, the groundwater zone is about 14 feet in thickness and appears to be perched on a silty clay which is present at about 23 feet bgs. This clay acts as a confining layer to the downward movement of groundwater to the major aquifers underlying the clay.

The depth to groundwater encountered in the monitoring wells on December 6, 2004 varied from 9.21 feet bgs at MW1 to 10.00 feet bgs in MW2. The topographic map indicates that the site is at an elevation of about 49 feet above msl.

Based on the survey data, the groundwater is flowing south at a gradient of 0.0028 feet/foot along the eastern property boundary and 0.0009 along the western property boundary feet/mile (Attachment C - Groundwater Conditions).

GROUNDWATER MONITORING REPORT-DECEMBER 2004

18529 Pioneer Boulevard
Artesia, California 90701
January 17, 2005
Page 3

GROUNDWATER ANALYTICAL RESULTS

The groundwater samples collected on December 6, 2004 were analyzed for Total Volatile Petroleum Hydrocarbons ("TVPH") using EPA Method 8015m for gasoline; and Volatile Organic Compounds ("VOCs") including Benzene, Toluene, Ethylbenzene, Xylenes ("BTEX") and Methyl Tertiary Butyl Ether ("MTBE") with other oxygenates using EPA Method 8260B. The groundwater samples were also analyzed for the natural attenuation parameters of oxidation reduction potential, nitrate, sulfate, ferrous iron, carbon dioxide, methane and dissolved oxygen. The results of the groundwater sample analysis are provided below.

Groundwater Sample Results
($\mu\text{g/L}$)

Well No.	Date	TVPH	B/T/E/X	MTBE
MW1	05/26/04	ND	ND/ND/ND/ND	ND
	09/08/04	ND	ND/ND/ND/ND	ND
	12/06/04	ND	ND/ND/ND/ND	ND
MW2	05/26/04	ND	ND/ND/ND/ND	ND
	09/08/04	ND	ND/ND/ND/ND	ND
	12/06/04	ND	ND/ND/ND/ND	ND
MW3	05/26/04	530	ND/ND/ND/116	ND
	09/08/04	11,500	32/ND/ND/2,350	ND
	12/06/04	75	1.6/ND/ND/ND	ND

Natural Attenuation Parameter Results

Well No./Date	ORP	DO	N	S	pH	Fe	M	CO_2
MW1								
	05/26/04	-65	1.83	19.8	493	7.29	ND	21,700
	09/08/04	-80.1	1.50	24.7	458	7.12	ND	17,600
MW2	12/06/04	4.60	1.92	19.4	587	6.75	ND	18,100
	05/26/04	-85.6	1.54	26.6	265	7.31	ND	28,100
MW3	09/08/04	-102	1.45	29	293	7.19	ND	21,900
	12/06/04	9.10	1.72	22.7	335	6.70	ND	16,600
MW3	05/26/04	-93.1	1.09	14.4	221	7.23	ND	33,300
	09/08/04	-110	0.92	6.02	127	6.95	1.27	7.84
	12/06/04	7.20	1.39	15.1	311	6.81	ND	15,200

GROUNDWATER MONITORING REPORT-DECEMBER 2004

18529 Pioneer Boulevard
Artesia, California 90701
January 17, 2005
Page 4

ORP	Oxidation Redox Potential, EPA Method SM2580B (mv)
DO	Dissolved Oxygen, EPA Method 360.1 (mg/l)
N	Nitrate, EPA Method 352.1 (mg/l)
S	Sulfate, EPA Method 375.4 (mg/l)
Fe	Ferrous Iron, EPA Method SM3500-FE-D (mg/l)
M	Methane, EPA Method RSKSOP-175 ($\mu\text{g/L}$)
CO ₂	Carbon Dioxide, EPA Method RSKOP-175 ($\mu\text{g/L}$)

American Scientific Laboratories, California DHS ELAP #2200, performed the soil and groundwater analyses. The laboratory reports are included as Attachment D.

The gasoline concentrations in groundwater are depicted on Attachment E-Gasoline Concentrations.

WASTE DISPOSAL

Purge water was placed in a 55-gallon drum and transported by General Environmental Management of El Monte, California to K-Pure, 8910 Rochester Avenue, Rancho Cucamonga, California 91730 for recycling. The appropriate non-hazardous waste manifest was completed and is included as Attachment F.

DISCUSSION OF RESULTS

Minor concentrations of TVPH, benzene has been identified in well MW3 located in the suspected source area. Contaminants are not present in the cross-gradient and downgradient wells. The current TVPH plume is confined to within the property boundaries.

Other contaminants of concern, i.e., BTEX, MTBE and other oxygenates, are not present in any of the monitoring wells with the exception of MW3 which contains benzene at concentration of 1.5 $\mu\text{g/L}$.

The California Code of Regulations, Title 22, Article 5.5, Section 64444, Primary Standards-Organic Chemicals, establishes maximum contaminant level ("MCL") for benzene of 0.001 milligrams per liter ("mg/L"), respectively. There is no MCL for TVPH.

The current concentration of benzene identified at well MW3 is only slightly above the current MCL.

All groundwater samples were analyzed for natural attenuation parameters. The elevated concentration of carbon dioxide indicates aerobic degradation and evidence of natural attenuation.

GROUNDWATER MONITORING REPORT-DECEMBER 2004

18529 Pioneer Boulevard
Artesia, California 90701
January 17, 2005
Page 5

CONCLUSIONS AND RECOMMENDATIONS

On December 6, 2004, Targhee conducted quarterly groundwater monitoring at the former gasoline service station property addressed as 18529 Pioneer Boulevard, Artesia, California.

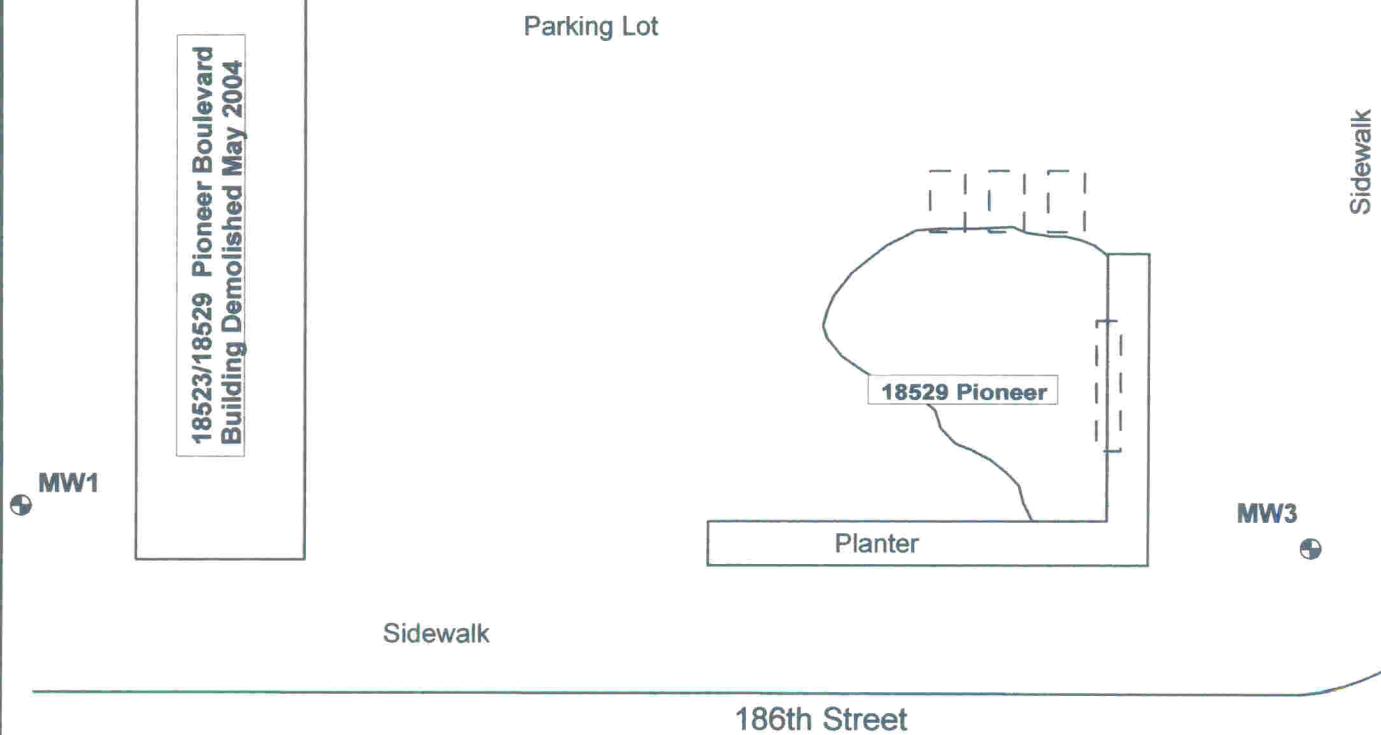
The groundwater samples were analyzed for TVPH, BTEX, and MTBE and other oxygenates. No detectable concentrations of these analytes were identified in the groundwater samples collected with the exception of the sample collected from well MW3 which contained 75 µg/L of TVPH and 1.6 µg/L of benzene.

There are no MCLs for TVPH. The MCL for benzene is 0.001 mg/L or 1.0 µg/L. The concentration of benzene encountered in the MW3 sample is only slightly above this MCL.

Based on the results of this investigation, Targhee recommends one additional quarter of groundwater monitoring be conducted to confirm these results. No additional soil borings or monitoring wells are recommended.

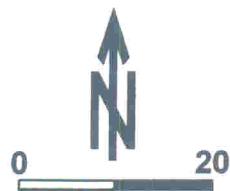
ATTACHMENT A

**18521 Pioneer Boulevard
Building Demolished May 2004**



SYMBOLS

- MW1 Monitoring Well Location
- Approx. Location of Former USTs and Dispenser Island
- Excavation area
- Planter



TARGHEE, INC.

ENVIRONMENTAL CONSULTING

110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426
(562) 435-8080 FAX (562) 590-8795

SITE PLOT PLAN

**FORMER GASOLINE SERVICE STATION
(NWC of Pioneer and 186th Street at the Sidewalk)
18529 PIONEER BOULEVARD, ARTESIA, CA 90701**

ATTACHMENT A

JANUARY 17, 2005

ATTACHMENT B

WELL SAMPLING DATA LOG

PROJECT: 18529 Pioneer Boulevard
Artesia, California

DATE: 12/06/04 WELL NO: MW1 SAMPLER: C.L. & DJB

WELL DATA:

Total Depth:

Date/Time Measured:

Depth to Water: 9.21

Date/Time Measured:

Volume of Water in Well:

Feet,

Gallons

WELL PURGING DATA:

Purging Method: Pumping

Volume of Water Purged:

18 gal

Time Started: 8:00

Time Completed: 8:15

Parameters:

	Initial Reading	First Volume	Second Volume	Third Volume	Fourth Volume	Fifth Volume
Time	8:00	8:03	8:05	8:07	8:09	8:11
Temperature	63.9	62.1	63.0	68.2	69.9	70.1
Conductivity	2.49	2.47	2.51	2.52	2.51	2.50
pH	7.05	7.12	6.86	6.81	6.80	6.75
Turbidity					6.45	2.36

Equipment Used:

Hanna Temperature-Conductivity-pH tester
LaMotte Model 2008 Turbidity Meter

SAMPLE COLLECTION DATA:

Sample Containers: 6 VOA, 1 L Amber, 500 mL poly

Analyses Performed: 8260B, Natural Attenuation

80/5g

Water Quality:

.178
20
386
5
1780

WELL SAMPLING DATA LOG

PROJECT: 18529 Pioneer Boulevard
Artesia, California

DATE: 12/06/04 WELL NO: MW 2 SAMPLER: C.L. & DJB

WELL DATA:

Total Depth:

Date/Time Measured:

Depth to Water: 10.00'

Date/Time Measured: 12-6-04

Volume of Water in Well:

Feet,

Gallons

WELL PURGING DATA:

Purging Method: Pumping

Volume of Water Purged: 18 gal

Time Started: 9:20

Time Completed: 9:35

Parameters:

	Initial Reading	First Volume	Second Volume	Third Volume	Fourth Volume	Fifth Volume
Time	9:20	9:21	9:25	9:27	9:30	9:32
Temperature	63.3	63.0	64.0	69.2	67.3	69.5
Conductivity	1.75	1.82	1.83	1.85	1.85	1.83
pH	6.63	6.78	6.75	6.73	6.66	6.70
Turbidity					79.9	49.8

Equipment Used:

Hanna Temperature-Conductivity-pH tester
LaMotte Model 2008 Turbidity Meter

SAMPLE COLLECTION DATA:

Sample Containers: 6 VOA, 1 L Amber, 500 mL poly

Analyses Performed: 8260B, Natural Attenuation, 8015g

Water Quality:

WELL SAMPLING DATA LOG

PROJECT: 18529 Pioneer Boulevard
Artesia, California

DATE: 12/06/04

WELL NO: MW3

SAMPLER: C.L. & DJB

WELL DATA:

Total Depth:

Date/Time Measured:

Depth to Water: 9.97'

Date/Time Measured:

Volume of Water in Well:

Feet,

Gallons

WELL PURGING DATA:

Purging Method: Pumping

Volume of Water Purged: 18 gals

Time Started: 9:55

Time Completed: 10:08

Parameters:

	Initial Reading	First Volume	Second Volume	Third Volume	Fourth Volume	Fifth Volume
Time	9:55	9:57	10:00	10:04	10:06	10:08
Temperature	61.5	65.2	68.9	69.3	69.8	71.1
Conductivity	1.74	1.76	1.75	1.73	1.73	1.73
pH	6.86	6.85	6.84	6.76	6.80	6.81
Turbidity			10.55	4.75	2.39	

Equipment Used:

Hanna Temperature-Conductivity-pH tester
LaMotte Model 2008 Turbidity Meter

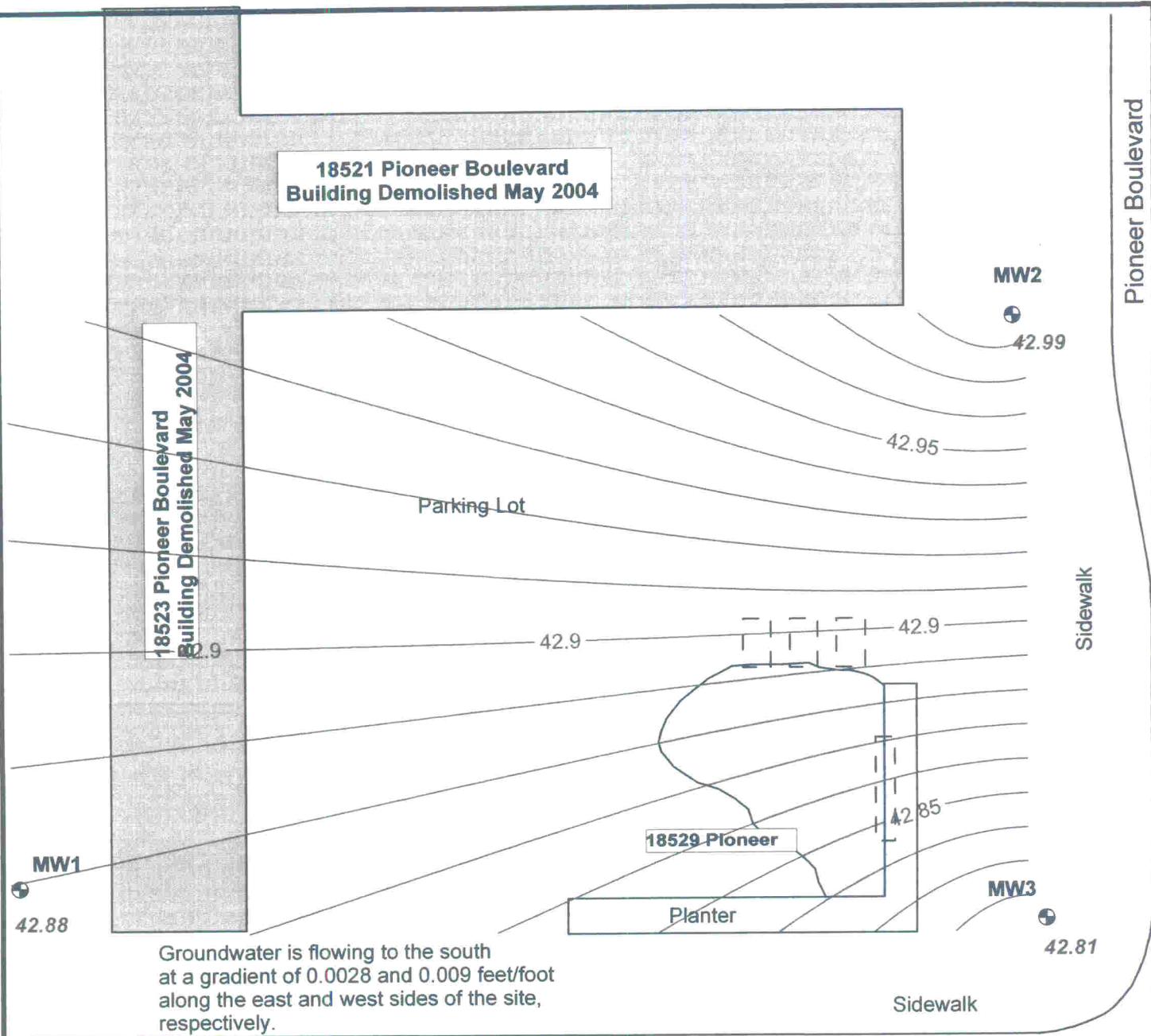
SAMPLE COLLECTION DATA:

Sample Containers: 6 VOA, 1 L Amber, 500 mL poly

Analyses Performed: 8260B, Natural Attenuation, 80/5g

Water Quality:

ATTACHMENT C

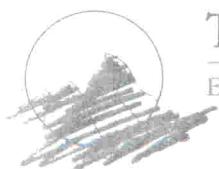
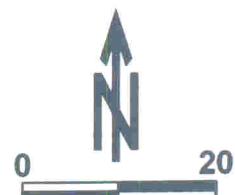


SYMBOLS

- MW1** Monitoring Well Location
- — —** Approx. Location of Former USTs and Dispenser Island
- 42.79** Groundwater elevation in feet relative to mean sea level
- 42.79** Groundwater contour in feet relative to mean sea level

- Former Planter
- Excavation area
- Direction of groundwater flow

186th Street



TARGHEE, INC.
ENVIRONMENTAL CONSULTING

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Long Beach, CA 90802-4426
(562) 435-8080 FAX (562) 590-8795

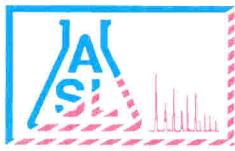
GROUNDWATER CONDITIONS DECEMBER 2004

**FORMER GASOLINE SERVICE STATION
(NWC of Pioneer and 186th Street at the Sidewalk)
18529 PIONEER BOULEVARD, ARTESIA, CA 90701**

ATTACHMENT C

JANUARY 17, 2005

ATTACHMENT D



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

RECEIVED

DEC 21 2004

TARGHEE, INC

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Telephone (562) 435-8080
Attn Debra Bechtold

Number of Pages 15

Date Received 12/06/2004

Date Reported 12/15/2004

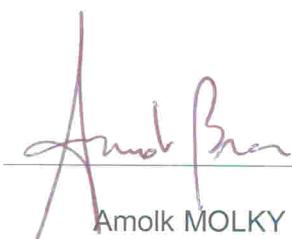
Job Number	Ordered	Client
24014	12/06/2004	TARGHEE

Project ID: 18529 PIONEER

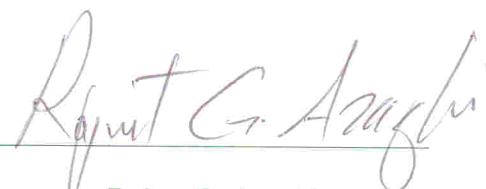
Project Name:

Site: 18529 Pioneer

Enclosed are the results of analyses on 3 samples analyzed as specified on attached chain of custody.



Amolk MOLKY Brar
Laboratory Manager



Robert G. Araghi
Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

- 1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
- 2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

18529 Pioneer

Telephone: (562)435-8080

Attn: Debra Bechtold

Page: 4

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: 360.1, Oxygen,Dissolved

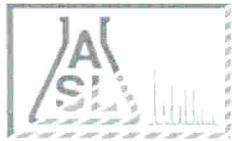
Batch No:

Our Lab I.D.		140164	140165	140166		
Sample ID		MW 1	MW 2	MW 3		
Date Sampled		12/06/2004	12/06/2004	12/06/2004		
Date Extracted		12/07/2004	12/07/2004	12/07/2004		
Preparation Method						
Date Analyzed		12/07/2004	12/07/2004	12/07/2004		
Matrix		Groundwater	Groundwater	Groundwater		
Units		ppm	ppm	ppm		
Detection Limit Multiplier		1	1	1		
Analytes		PQL	Results	Results	Results	
Conventionals						
Oxygen,Dissolved		0.10	1.92	1.72	1.39	

QUALITY CONTROL REPORT

Batch No:

Analytes	SM Result	SM DUP Result	RPD %	SM RPD % Limit						
Conventionals										
Oxygen,Dissolved	1.92	2.05	6.5	20						



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

18529 Pioneer

Telephone: (562)435-8080

Attn: Debra Bechtold

Page: 5

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: 8260B, TPH as Gas

Batch No: 120904-2C

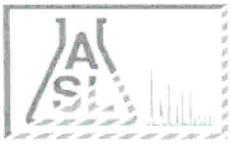
Our Lab I.D.		140164	140165			
Sample ID		MW 1	MW 2			
Date Sampled		12/06/2004	12/06/2004			
Date Extracted		12/10/2004	12/10/2004			
Preparation Method						
Date Analyzed		12/10/2004	12/10/2004			
Matrix		Groundwater	Groundwater			
Units		ug/L	ug/L			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
TPH as Gasoline (C4-C12)	50	ND	ND			

Our Lab I.D.		140164	140165			
Surrogates	Con. Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	102	99			
Dibromofluoromethane	70-120	108	114			
Toluene-d8	70-120	98	98			

QUALITY CONTROL REPORT

Batch No: 120904-2C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit						
Benzene	120	119	<1	75-120	15						
Chlorobenzene	100	106	5.8	75-120	15						
1,1-Dichloroethene (1,1-Dichloroethylene)	97	102	5.0	75-120	15						
Toluene (Methyl benzene)	119	120	<1	75-120	15						
Trichloroethene (TCE)	103	105	1.9	75-120	15						



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

18529 Pioneer

Telephone: (562)435-8080

Attn: Debra Bechtold

Page: 6

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: 8260B, TPH as Gas

Batch No: 121004-1A

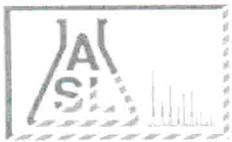
Our Lab I.D.		140166						
Sample ID		MW 3						
Date Sampled		12/06/2004						
Date Extracted		12/10/2004						
Preparation Method								
Date Analyzed		12/10/2004						
Matrix		Groundwater						
Units		ug/L						
Detection Limit Multiplier		1						
Analytes	PQL	Results						
TPH as Gasoline (C4-C12)	50	75						

Our Lab I.D.		140166						
Surrogates	Con. Limit	% Rec.						
Surrogate Percent Recovery								
Bromofluorobenzene	70-120	115						
Dibromofluoromethane	70-120	107						
Toluene-d8	70-120	89						

QUALITY CONTROL REPORT

Batch No: 121004-1A

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit						
Benzene	114	102	11.1	75-120	15						
Chlorobenzene	117	108	8.0	75-120	15						
1,1-Dichloroethene (1,1-Dichloroethylene)	99	94	5.2	75-120	15						
Toluene (Methyl benzene)	104	105	<1	75-120	15						
Trichloroethene (TCE)	109	108	<1	75-120	15						



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Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426

Site

18529 Pioneer

Telephone: (562)435-8080

Attn: Debra Bechtold

Page: 7

Project ID: 18529 PIONEER

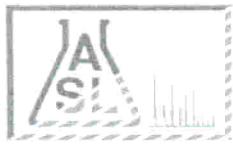
Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 120904-2C

Our Lab I.D.		140164	140165			
Sample ID		MW 1	MW 2			
Date Sampled		12/06/2004	12/06/2004			
Date Extracted		12/10/2004	12/10/2004			
Preparation Method						
Date Analyzed		12/10/2004	12/10/2004			
Matrix		Groundwater	Groundwater			
Units		ug/L	ug/L			
Detection Limit Multiplier		1	1			
Analytes	PQL	Results	Results			
Acetone	5.00	ND	ND			
Benzene	1.000	ND	ND			
Bromobenzene (Phenyl bromide)	1.000	ND	ND			
Bromochloromethane (Chlorobromomethane)	1.000	ND	ND			
Bromodichloromethane (Dichlorobromomethane)	1.000	ND	ND			
Bromoform (Tribromomethane)	5.000	ND	ND			
Bromomethane (Methyl bromide)	3.000	ND	ND			
2-Butanone (MEK, Methyl ethyl ketone)	5.00	ND	ND			
n-Butylbenzene	1.000	ND	ND			
sec-Butylbenzene	1.000	ND	ND			
tert-Butylbenzene	1.000	ND	ND			
Carbon disulfide	1.000	ND	ND			
Carbon tetrachloride (Tetrachloromethane)	1.000	ND	ND			
Chlorobenzene	1.000	ND	ND			
Chloroethane	3.000	ND	ND			
2-Chloroethyl vinyl ether	5.000	ND	ND			
Chloroform (Trichloromethane)	1.000	ND	ND			
Chloromethane (Methyl chloride)	3.000	ND	ND			
4-Chlorotoluene (p-Chlorotoluene)	1.000	ND	ND			
2-Chlorotoluene (o-Chlorotoluene)	1.000	ND	ND			
DIPE	2.000	ND	ND			
1,2-Dibromo-3-chloropropane (DBCP)	5.000	ND	ND			
Dibromochloromethane	1.000	ND	ND			
1,2-Dibromoethane (EDB, Ethylene dibromide)	1.000	ND	ND			
Dibromomethane	1.000	ND	ND			
1,2-Dichlorobenzene (o-Dichlorobenzene)	1.000	ND	ND			



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Environmental Testing Services

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ANALYTICAL RESULTS

Page: 8
Project ID: 18529 PIONEER
Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 120904-2C

Our Lab I.D.	PQL	140164	140165
Sample ID		MW 1	MW 2
Date Sampled		12/06/2004	12/06/2004
Analytes	PQL	Results	Results
1,3-Dichlorobenzene (m-Dichlorobenzene)	1.000	ND	ND
1,4-Dichlorobenzene (p-Dichlorobenzene)	1.000	ND	ND
Dichlorodifluoromethane	3.000	ND	ND
1,1-Dichloroethane	1.000	ND	ND
1,2-Dichloroethane	1.000	ND	ND
1,1-Dichloroethylene (1,1-Dichloroethylene)	1.000	ND	ND
cis-1,2-Dichloroethylene	1.000	ND	ND
trans-1,2-Dichloroethylene	1.000	ND	ND
1,2-Dichloropropane	1.000	ND	ND
1,3-Dichloropropane	1.000	ND	ND
2,2-Dichloropropane	1.000	ND	ND
1,1-Dichloropropene	1.000	ND	ND
trans-1,3-Dichloropropene	1.000	ND	ND
cis-1,3-Dichloropropene	1.000	ND	ND
ETBE	2.000	ND	ND
Ethylbenzene	1.000	ND	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	3.000	ND	ND
2-Hexanone	5.000	ND	ND
Isopropylbenzene	1.000	ND	ND
p-Isopropyltoluene (4-Isopropyltoluene)	1.000	ND	ND
MTBE	2.000	ND	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	5.00	ND	ND
Methylene chloride (Dichloromethane, DCM)	1.00	ND	ND
Naphthalene	1.000	ND	ND
n-Propylbenzene	1.000	ND	ND
TAME	2.000	ND	ND
Styrene	1.000	ND	ND
TBA	10.00	ND	ND
1,1,1,2-Tetrachloroethane	1.000	ND	ND
1,1,2,2-Tetrachloroethane	1.000	ND	ND
Tetrachloroethylene (Tetrachloroethylene)	1.000	ND	ND
Toluene (Methyl benzene)	1.000	ND	ND
1,2,3-Trichlorobenzene	1.000	ND	ND
1,2,4-Trichlorobenzene	1.000	ND	ND
1,1,1-Trichloroethane	1.000	ND	ND
1,1,2-Trichloroethane	1.000	ND	ND
Trichloroethylene (TCE)	1.000	ND	ND
Trichlorofluoromethane	1.000	ND	ND
1,2,3-Trichloropropane	1.000	ND	ND
1,2,4-Trimethylbenzene	1.000	ND	ND
1,3,5-Trimethylbenzene	1.000	ND	ND



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Environmental Testing Services

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ANALYTICAL RESULTS

Page: 9
Project ID: 18529 PIONEER
Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 120904-2C

Our Lab I.D.		140164	140165			
Sample ID		MW 1	MW 2			
Date Sampled		12/06/2004	12/06/2004			
Analytes	PQL	Results	Results			
Vinyl acetate	5.00	ND	ND			
Vinyl chloride (Chloroethene)	3.000	ND	ND			
o-Xylene	1.000	ND	ND			
m- & p-Xylenes	2.000	ND	ND			

Our Lab I.D.		140164	140165			
Surrogates	Con.Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	102	99			
Dibromofluoromethane	70-120	108	114			
Toluene-d8	70-120	98	98			

QUALITY CONTROL REPORT

Batch No: 120904-2C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit							
Benzene	120	119	<1	75-120	15							
Chlorobenzene	100	106	5.8	75-120	15							
1,1-Dichloroethene (1,1-Dichloroethylene)	97	102	5.0	75-120	15							
MTBE	118	119	<1	75-120	15							
Toluene (Methyl benzene)	119	120	<1	75-120	15							
Trichloroethene (TCE)	103	105	1.9	75-120	15							



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Site

18529 Pioneer

Telephone: (562)435-8080

Attn: Debra Bechtold

Page: 10

Project ID: 18529 PIONEER

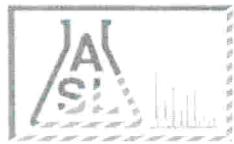
Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 121004-1A

Our Lab I.D.	PQL	Results
Sample ID		MW 3
Date Sampled		12/06/2004
Date Extracted		12/10/2004
Preparation Method		
Date Analyzed		12/10/2004
Matrix		Groundwater
Units		ug/L
Detection Limit Multiplier		1
Analytes	PQL	Results
Acetone	5.00	ND
Benzene	1.000	1.6
Bromobenzene (Phenyl bromide)	1.000	ND
Bromochloromethane (Chlorobromomethane)	1.000	ND
Bromodichloromethane (Dichlorobromomethane)	1.000	ND
Bromoform (Tribromomethane)	5.000	ND
Bromomethane (Methyl bromide)	3.000	ND
2-Butanone (MEK, Methyl ethyl ketone)	5.00	ND
n-Butylbenzene	1.000	ND
sec-Butylbenzene	1.000	ND
tert-Butylbenzene	1.000	ND
Carbon disulfide	1.000	ND
Carbon tetrachloride (Tetrachloromethane)	1.000	ND
Chlorobenzene	1.000	ND
Chloroethane	3.000	ND
2-Chloroethyl vinyl ether	5.000	ND
Chloroform (Trichloromethane)	1.000	ND
Chloromethane (Methyl chloride)	3.000	ND
4-Chlorotoluene (p-Chlorotoluene)	1.000	ND
2-Chlorotoluene (o-Chlorotoluene)	1.000	ND
DIPE	2.000	ND
1,2-Dibromo-3-chloropropane (DBCP)	5.000	ND
Dibromochloromethane	1.000	ND
1,2-Dibromoethane (EDB, Ethylene dibromide)	1.000	ND
Dibromomethane	1.000	ND
1,2-Dichlorobenzene (o-Dichlorobenzene)	1.000	ND



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ANALYTICAL RESULTS

Page: 11
Project ID: 18529 PIONEER
Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 121004-1A

Our Lab I.D.	PQL	Results
Sample ID	MW 3	
Date Sampled	12/06/2004	
Analytes	PQL	Results
1,3-Dichlorobenzene (m-Dichlorobenzene)	1.000	ND
1,4-Dichlorobenzene (p-Dichlorobenzene)	1.000	ND
Dichlorodifluoromethane	3.000	ND
1,1-Dichloroethane	1.000	ND
1,2-Dichloroethane	1.000	ND
1,1-Dichloroethylene (1,1-Dichloroethylene)	1.000	ND
cis-1,2-Dichloroethylene	1.000	ND
trans-1,2-Dichloroethylene	1.000	ND
1,2-Dichloropropane	1.000	ND
1,3-Dichloropropane	1.000	ND
2,2-Dichloropropane	1.000	ND
1,1-Dichloropropene	1.000	ND
trans-1,3-Dichloropropene	1.000	ND
cis-1,3-Dichloropropene	1.000	ND
ETBE	2.000	ND
Ethylbenzene	1.000	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	3.000	ND
2-Hexanone	5.000	ND
Isopropylbenzene	1.000	ND
p-Isopropyltoluene (4-Isopropyltoluene)	1.000	ND
MTBE	2.000	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	5.00	ND
Methylene chloride (Dichloromethane, DCM)	1.00	ND
Naphthalene	1.000	4.5
n-Propylbenzene	1.000	ND
TAME	2.000	ND
Styrene	1.000	ND
TBA	10.00	ND
1,1,1,2-Tetrachloroethane	1.000	ND
1,1,2,2-Tetrachloroethane	1.000	ND
Tetrachloroethylene (Tetrachloroethylene)	1.000	ND
Toluene (Methyl benzene)	1.000	ND
1,2,3-Trichlorobenzene	1.000	ND
1,2,4-Trichlorobenzene	1.000	ND
1,1,1-Trichloroethane	1.000	ND
1,1,2-Trichloroethane	1.000	ND
Trichloroethylene (TCE)	1.000	ND
Trichlorofluoromethane	1.000	ND
1,2,3-Trichloropropane	1.000	ND
1,2,4-Trimethylbenzene	1.000	4.0
1,3,5-Trimethylbenzene	1.000	1.4



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ANALYTICAL RESULTS

Page: 12
Project ID: 18529 PIONEER
Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: 8260B, Volatile Organic Compounds + Oxygenates

Batch No: 121004-1A

Our Lab I.D.		140166					
Sample ID		MW 3					
Date Sampled		12/06/2004					
Analytes	PQL	Results					
Vinyl acetate	5.00	ND					
Vinyl chloride (Chloroethene)	3.000	ND					
o-Xylene	1.000	ND					
m- & p-Xylenes	2.000	ND					

Our Lab I.D.		140166					
Surrogates	Con. Limit	% Rec.					
Surrogate Percent Recovery							
Bromofluorobenzene	70-120	115					
Dibromofluoromethane	70-120	107					
Toluene-d8	70-120	89					

QUALITY CONTROL REPORT

Batch No: 121004-1A

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit							
Benzene	114	102	11.1	75-120	15							
Chlorobenzene	117	108	8.0	75-120	15							
1,1-Dichloroethene (1,1-Dichloroethylene)	99	94	5.2	75-120	15							
MTBE	115	118	2.6	75-120	15							
Toluene (Methyl benzene)	104	105	<1	75-120	15							
Trichloroethene (TCE)	109	108	<1	75-120	15							



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Site

18529 Pioneer

Telephone: (562)435-8080

Attn: Debra Bechtold

Page: 13

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: RSKSOP-175, Dissolved Gases

Batch No.:

Our Lab I.D.		140164	140165	140166		
Sample ID		MW 1	MW 2	MW 3		
Date Sampled		12/06/2004	12/06/2004	12/06/2004		
Date Extracted		12/07/2004	12/07/2004	12/07/2004		
Preparation Method						
Date Analyzed		12/07/2004	12/07/2004	12/07/2004		
Matrix		Groundwater	Groundwater	Groundwater		
Units		ug/L	ug/L	ug/L		
Detection Limit Multiplier		1	1	1		
Analytes	PQL	Results	Results	Results		
Carbon Dioxide	20	18100	16600	15200		
Methane	1	ND	ND	ND		

QUALITY CONTROL REPORT

Batch No.:

Analytes	LCS % REC	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit						
Carbon Dioxide	99	100	1.0	70-130	<30						
Methane	97	98	1.0	70-130	<30						



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ANALYTICAL RESULTS

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Long Beach, CA 90802-4426

Site

18529 Pioneer

Telephone: (562)435-8080

Attn: Debra Bechtold

Page: 14

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: SM2580B, Oxidation-Reduction Potential

Batch No:

Our Lab I.D.		140164	140165	140166	
Sample ID		MW 1	MW 2	MW 3	
Date Sampled		12/06/2004	12/06/2004	12/06/2004	
Date Extracted		12/07/2004	12/07/2004	12/07/2004	
Preparation Method					
Date Analyzed		12/07/2004	12/07/2004	12/07/2004	
Matrix		Groundwater	Groundwater	Groundwater	
Units		mv	mv	mv	
Detection Limit Multiplier		1	1	1	
Analytes	PQL	Results	Results	Results	
Oxidation-Reduction Potential(ORP)	-500	4.60	9.10	7.20	

QUALITY CONTROL REPORT

Batch No:



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Long Beach, CA 90802-4426

Site

18529 Pioneer

Telephone: (562)435-8080

Attn: Debra Bechtold

Page: 15

Project ID: 18529 PIONEER

Project Name:

Job Number	Order Date	Client
24014	12/06/2004	TARGHE

Method: SM3500-FE-D, Ferrous Iron (Phenanthroline Method)

Batch No:

Our Lab I.D.		140164	140165	140166		
Sample ID		MW 1	MW 2	MW 3		
Date Sampled		12/06/2004	12/06/2004	12/06/2004		
Date Extracted		12/07/2004	12/07/2004	12/07/2004		
Preparation Method						
Date Analyzed		12/07/2004	12/07/2004	12/07/2004		
Matrix		Groundwater	Groundwater	Groundwater		
Units		mg/L	mg/L	mg/L		
Detection Limit Multiplier		1	1	1		
Analytes	PQL	Results	Results	Results		
Conventionals						
Ferrous Iron	0.10	ND	ND	ND		

QUALITY CONTROL REPORT

Batch No:

Analytes	SM Result	SM DUP Result	RPD %	SM RPD % Limit							
Conventionals											
Ferrous Iron	ND	ND	<1	<20							



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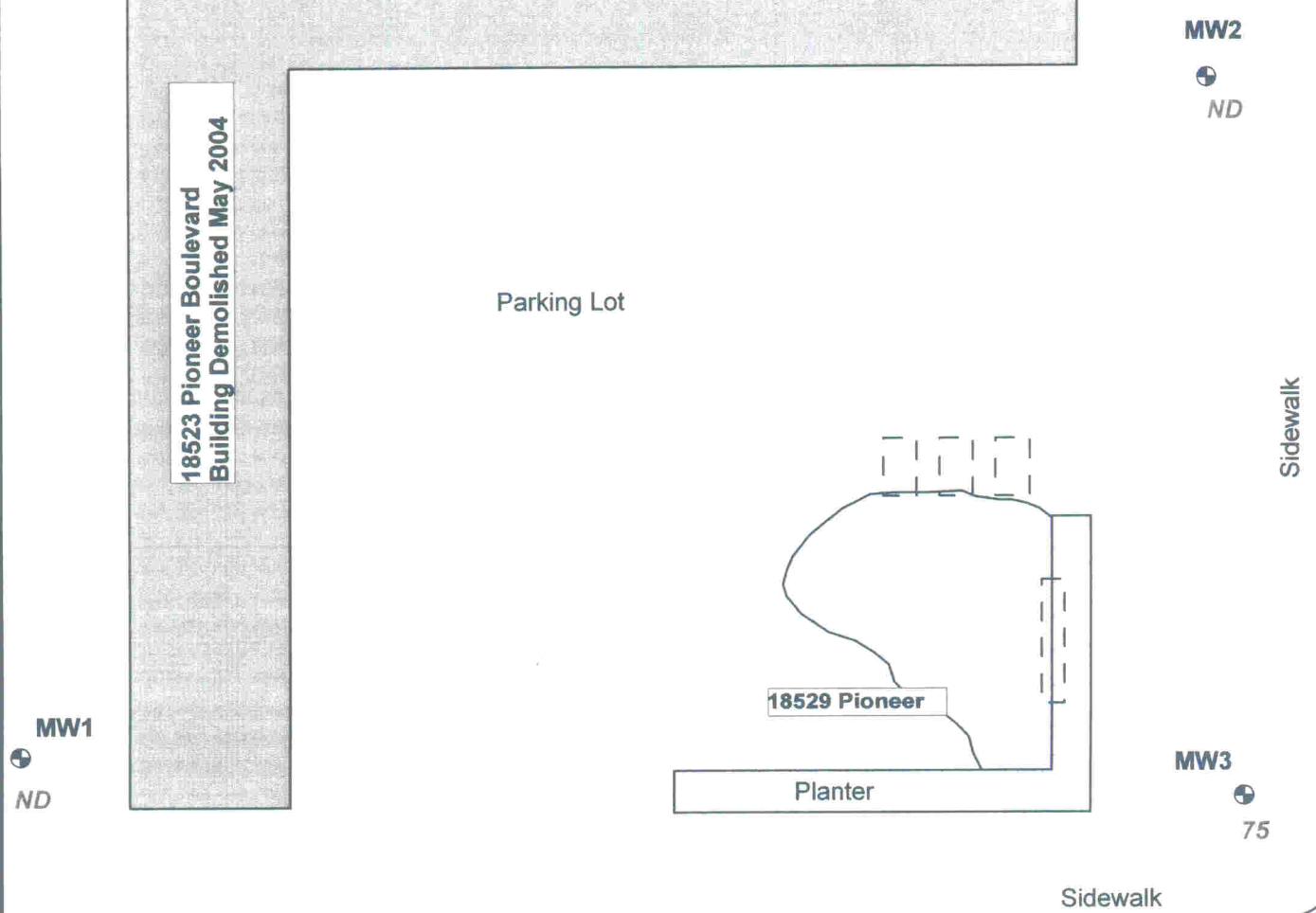
COC# **N9** 31042 GLOBAL ID

ELECTRONIC REPORT: EDF EDD ASL JOB# 24014

C H A - N O F C U S T O D Y R E C O R D																																																										
Company: Targhee				Report To: Targhee																																																						
Address: 110 Pine Av #925		Project Name: 18529 Pioneer		Address: Targhee		ANALYSIS REQUESTED																																																				
Site Address: Long Beach CA 90802		Telephone: 842 435 8900		Invoice To: Targhee		Nitrates																																																				
Fax: 842 890 8795		Special Instruction:		Address: Targhee		Sulfur																																																				
Project ID: 18529 Pioneer		Project Manager: Debby Bechfield		P.O.#: 18529 Pioneer		ORP																																																				
<table border="1"> <thead> <tr> <th colspan="2">LAB USE ONLY</th> <th colspan="3">SAMPLE DESCRIPTION</th> <th colspan="2">Container(s)</th> <th rowspan="2">Remarks</th> </tr> <tr> <th>T</th> <th>E</th> <th>Lab ID</th> <th>Sample ID</th> <th>Date</th> <th>Time</th> <th>#</th> <th>Type</th> <th>Matrix</th> <th>Preservation</th> </tr> </thead> <tbody> <tr> <td>140164</td> <td></td> <td>MW1</td> <td></td> <td>12-6-04</td> <td>815</td> <td>8</td> <td>Various</td> <td>CW</td> <td>4°C</td> <td>/✓/✓/✓/✓/✓/✓/✓</td> </tr> <tr> <td>140165</td> <td></td> <td>MW2</td> <td></td> <td></td> <td>935</td> <td>8</td> <td></td> <td></td> <td></td> <td>/✓/✓/✓/✓/✓/✓/✓</td> </tr> <tr> <td>140166</td> <td></td> <td>MW3</td> <td></td> <td></td> <td>1008</td> <td>8</td> <td>↓</td> <td>↓</td> <td>↓</td> <td>/✓/✓/✓/✓/✓/✓/✓</td> </tr> </tbody> </table>								LAB USE ONLY		SAMPLE DESCRIPTION			Container(s)		Remarks	T	E	Lab ID	Sample ID	Date	Time	#	Type	Matrix	Preservation	140164		MW1		12-6-04	815	8	Various	CW	4°C	/✓/✓/✓/✓/✓/✓/✓	140165		MW2			935	8				/✓/✓/✓/✓/✓/✓/✓	140166		MW3			1008	8	↓	↓	↓	/✓/✓/✓/✓/✓/✓/✓
LAB USE ONLY		SAMPLE DESCRIPTION			Container(s)		Remarks																																																			
T	E	Lab ID	Sample ID	Date	Time	#		Type	Matrix	Preservation																																																
140164		MW1		12-6-04	815	8	Various	CW	4°C	/✓/✓/✓/✓/✓/✓/✓																																																
140165		MW2			935	8				/✓/✓/✓/✓/✓/✓/✓																																																
140166		MW3			1008	8	↓	↓	↓	/✓/✓/✓/✓/✓/✓/✓																																																
Collected By: Debby Bechfield	Date: 12-6-04	Time: 0:30	Relinquished By: Debby Bechfield	Date: 12-6-04	Time: 0:30	Time: 12-6-04	TAT																																																			
Relinquished By:	Date:	Time:	Received For Laboratory	Date:	Time:	Time: 12-6-04	Normal																																																			
Condition of Sample:	X Rush																																																									

ATTACHMENT E

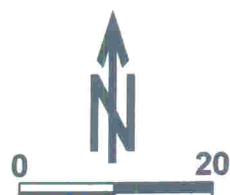
**18521 Pioneer Boulevard
Building Demolished May 2004**



SYMBOLS

- MW1** Monitoring Well Location
- - - -** Approx. Location of Former USTs and Dispenser Island
- 75** Gasoline concentration in ug/L,
ND refers to none detected.

- Former Planter
- Excavation area



TARGHEE, INC.

ENVIRONMENTAL CONSULTING

110 Pine Avenue, Suite 925
Long Beach, CA 90802-4426
(562) 435-8080 FAX (562) 590-8795

GASOLINE CONCENTRATIONS

**FORMER GASOLINE SERVICE STATION
(NWC of Pioneer and 186th Street at the Sidewalk)
18529 PIONEER BOULEVARD, ARTESIA, CA 90701**

ATTACHMENT E-1

JANUARY 17, 2005

ATTACHMENT F

NON-HAZARDOUS WASTE MANIFEST

Please print or type (Form designed for use on elite (12 pitch) typewriter)

NON-HAZARDOUS WASTE MANIFEST		Manifest Document No. 0 3 6 4 1		2. Page 1 of 1
3. Generator's Name and Mailing Address Circe Properties 18516 Pioneer Blvd. Artesia, CA 90701				
4. Generator's Phone (562) 402-2121				
5. Transporter 1 Company Name GENERAL ENVIRONMENTAL MANAGEMENT		6. US EPA ID Number C A D 9 8 3 6 4 9 8 8 0		A. State Transporter's ID 800-326-1011
7. Transporter 2 Company Name		8. US EPA ID Number		B. Transporter 1 Phone 800-326-1011
9. Designated Facility Name and Site Address K-Pure 8910 Rochester Avenue Rancho Cucamonga, CA 91730		10. US EPA ID Number		C. State Transporter's ID 909-476-9492
11. WASTE DESCRIPTION a NON-HAZARDOUS WASTE, LIQUID		12. Containers No. 07 Type DM		13. Total Quantity 00055
b.				
c.				
d.				
G. Additional Descriptions for Materials Listed Above a. TAN001100 NON-HAZ. WATER 1X55				H. Handling Codes for Wastes Listed Above
15. Special Handling Instructions and Additional Information E120305				
16. GENERATOR'S CERTIFICATION: I hereby certify that the contents of this shipment are fully and accurately described and are in all respects in proper condition for transport. The materials described on this manifest are not subject to federal hazardous waste regulations.				
Printed/Typed Name Debra Bechtold		Signature <i>Debra Bechtold</i>		Date Month 12 Day 06 Year 2004
17. Transporter 1 Acknowledgement of Receipt of Materials				Date Month 12 Day 06 Year 2004
Printed/Typed Name Bill Hansen		Signature <i>Bill Hansen</i>		Date Month 12 Day 06 Year 2004
18. Transporter 2 Acknowledgement of Receipt of Materials				
Printed/Typed Name		Signature		Date Month 12 Day 06 Year 2004
19. Discrepancy Indication Space				
20. Facility Owner or Operator; Certification of receipt of the waste materials covered by this manifest, except as noted in item 19.				
Printed/Typed Name		Signature		Date Month 12 Day 06 Year 2004

